

Cottonwood Heights Planning Department

# 2010 Office Space Report



## Commercial Office Space Summary and Inventory

A comprehensive account of all commercial properties currently utilized as office space.

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# Class A Commercial Office

Class A Office Space can be characterized by as buildings that have excellent location and access, attract high quality tenants, and are managed professionally. These buildings are of landmark quality and usually consist of five or more floors and approximately 100,000 total square feet. Class A commercial space has usually been built within the previous fifteen to twenty years with high quality building materials. Rental rates are competitive with other newly constructed buildings.



# Cottonwood Corporate

2755 East Cottonwood Parkway



Campus: Yes  
Acreage: 4.11  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1999  
Building Sq. Ft.: 121,500  
Lease Sq. Ft.: 86,142  
Available Sq. Ft.: 35,358  
Floors: 6

Entry: Atrium  
Receptionist: Yes  
Security: Yes  
Assessed Value: \$22,046,497  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 86,142  
Available Sq. Ft.: 35,358  
Typical Floorplate: 20,250  
Rental Rate Range: \$17.00 - \$28.14

Maximum Available: 22,964  
Minimum Available: 4,482  
Units of Office Space: 12

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. There is currently customization/fitting of office space on the first floor for future tenants. All reserved parking is an additional expense and is negotiable through tenant lease agreements.

**Building Contact:** Hines Interests **801.930.6200**

# Cottonwood Corporate

2795 East Cottonwood Parkway



Campus: Yes  
Acreage: 3.83  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1998  
Building Sq. Ft.: 121,500  
Lease Sq. Ft.: 65,803  
Available Sq. Ft.: 55,697  
Floors: 6

Entry: Atrium  
Receptionist: Yes  
Security: Yes  
Assessed Value: \$22,043,460  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 65,803  
Available Sq. Ft.: 55,697  
Typical Floorplate: 20,250  
Rental Rate Range: \$20.00 - \$27.50

Maximum Available: 39,373  
Minimum Available: 1,702  
Units of Office Space: 18

The building shares a main atrium entry with 2755 East Cottonwood Parkway. This building too has entry seating, three elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. Reserved parking spaces are generally negotiated at a rate of \$45.00.

**Building Contact:** Hines Interests 801.930.6200



# Cottonwood Corporate

2825 East Cottonwood Parkway



Campus: Yes  
Acreage: 4.10  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1997  
Building Sq. Ft.: 107,330  
Lease Sq. Ft.: 86,111  
Available Sq. Ft.: 21,219  
Floors: 5

Entry: Atrium  
Receptionist: Yes  
Security: Yes  
Assessed Value: \$17,689,437  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 86,111  
Available Sq. Ft.: 21,219  
Typical Floorplate: 21,466  
Rental Rate Range: \$16.25 - \$29.13

Maximum Available: 7,689  
Minimum Available: 1,560  
Units of Office Space: 21

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. Although every other building at Cottonwood Corporate has access to the Parkside Café, it is located on the first floor of this building. Parking spaces are \$45.00.

**Building Contact:** Hines Interests 801.930.6200

# Cottonwood Corporate

2855 East Cottonwood Parkway



Campus: Yes  
Acreage: 5.54  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1997  
Building Sq. Ft.: 107,330  
Lease Sq. Ft.: 86,111  
Available Sq. Ft.: 21,219  
Floors: 5

Entry: Atrium  
Receptionist: Yes  
Security: Yes  
Assessed Value: \$17,679,037  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 86,111  
Available Sq. Ft.: 21,219  
Typical Floorplate: 21,466  
Rental Rate Range: \$16.50 - \$27.00

Maximum Available: 12,166  
Minimum Available: 9,053  
Units of Office Space: 15

The building has entry seating, two elevators, and amenities that include sculptures, artwork, televisions, and access to the cafeteria.

Building Contact: Hines Interests 801.930.6200



# Old Mill Corporate

6322 South 3000 East



Campus: Yes  
Acreage: 8.80  
Parking: Structure  
Parking Ratio: 4/1000

Building Use:	Commercial Office
Year Built:	1995
Building Sq. Ft.:	151,292
Lease Sq. Ft.:	142,441
Available Sq. Ft.:	8,851
Floors:	4

Entry:	Atrium
Receptionist:	Yes
Security:	No
Assessed Value:	\$22,998,509
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Leased Sq. Ft.:	142,441
Available Sq. Ft.:	8,851
Typical Floorplate:	37,823
Rental Rate Range:	\$14.11 - \$19.50

Maximum Available:	8,851
Minimum Available:	1,500
Units of Office Space:	18

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. Currently the true parking ratio is 6/1000, the aforementioned ratio takes into account the construction of the next building in the Old Mill Corporate Center.

**Building Contact:** Beckstrand Family Investments 801.944.7722

# Old Mill Corporate

6340 South 3000 East



Campus: Yes  
Acreage: 3.65  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 2001  
Building Sq. Ft.: 97,719  
Lease Sq. Ft.: 87,502  
Available Sq. Ft.: 10,217  
Floors: 5

Entry: Multi-Level  
Receptionist: No  
Security: No  
Assessed Value: \$20,622,534  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 87,502  
Available Sq. Ft.: 10,217  
Typical Floorplate: 18,819  
Rental Rate Range: \$15.50 - \$23.00

Maximum Available: 10,217  
Minimum Available: 2,112  
Units of Office Space: 18

The building has entry seating, three elevators, and artwork. There are two different points of entry to the building, one on both the first and second floor.

Building Contact: Beckstrand Family Investments

801.944.7722



# Old Mill Corporate

6350 South 3000 East



Campus: Yes  
Acreage: 5.51  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 2004  
Building Sq. Ft.: 133,694  
Lease Sq. Ft.: 62,015  
Available Sq. Ft.: 71,679  
Floors: 6

Entry: Multi-Level  
Receptionist: No  
Security: No  
Assessed Value: \$23,227,214  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 62,015  
Available Sq. Ft.: 71,679  
Typical Floorplate: 37,823  
Rental Rate Range: \$16.50 - \$18.60

Maximum Available: 71,679  
Minimum Available: 5,000  
Units of Office Space: 18

Building has dual entry with vestibule. Amenities include entry seating, artwork, and three elevators. The building also has a secure keycard entry system. Again all parking ratios for Old Mill Corporate are currently 6/1000 however the addition of the next phase will make the ratios 4/1000.

**Building Contact:** Beckstrand Family Investments

**801.944.7722**

# Old Mill Medical

6360 South 3000 East



Campus: Yes  
Acreage: 5.14  
Parking: Uncovered  
Parking Ratio: 3.5/1000

Building Use: Medical Office  
Year Built: 1997  
Building Sq. Ft.: 65,216  
Lease Sq. Ft.: 40,451  
Available Sq. Ft.: 24,765  
Floors: 3

Entry: Atrium  
Receptionist: No  
Security: No  
Assessed Value: \$12,359,600  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 40,451  
Available Sq. Ft.: 24,765  
Typical Floorplate: 37,823  
Rental Rate Range: \$14.11 - \$19.50

Maximum Available: 17,487  
Minimum Available: 1,112  
Units of Office Space: 7

Old Mill Medical has two elevators and a seating area in its entry. The dual entry has key code security. Dual entry is defined as two sets of doors with a vestibule.

Building Contact: The Boyer Company 801.521.4781



# Union Park

6925 South Union Parkway



Campus: Yes  
Acreage: 5.76  
Parking: Uncovered  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1983  
Building Sq. Ft.: 87,448  
Lease Sq. Ft.: 65,000  
Available Sq. Ft.: 22,448  
Floors: 6

Entry: Atrium  
Receptionist: No  
Security: No  
Assessed Value: \$7,818,200  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 65,000  
Available Sq. Ft.: 22,448  
Typical Floorplate: 17,028  
Rental Rate Range:

Maximum Available: 22,448  
Minimum Available: 1,500  
Units of Office Space: 53

With currently 53 different units of office space calculating the rental rate along with occupancy rates is very difficult. The above numbers are only rough approximations.

Building has artwork, sculptures, plants, two elevators, security system, directory, along with dual entry and vestibule. **Building Contact: NuTerra 801.566.6653**

# Union Park

6955 South Union Parkway



Campus: Yes  
Acreage: 4.55  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1996  
Building Sq. Ft.: 100,616  
Lease Sq. Ft.: 70,000  
Available Sq. Ft.: 30,616  
Floors: 5

Entry: Atrium  
Receptionist: No  
Security: No  
Assessed Value: \$9,578,884  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 70,000  
Available Sq. Ft.: 30,616  
Typical Floorplate: 20,116  
Rental Rate Range:

Maximum Available: 22,448  
Minimum Available: 1,500  
Units of Office Space: 20

The above numbers are only rough approximations. Building has artwork, sculptures, plants, two elevators, security system, directory, along with dual entry and vestibule. Building also has large green space with gazebo and river running through it.

Building Contact: NuTerra 801.566.6653



# Union Park

6965 South Union Parkway



Building Use:	Commercial Office
Year Built:	1997
Building Sq. Ft.:	83,769
Lease Sq. Ft.:	
Available Sq. Ft.:	
Floors:	4
Entry:	Atrium
Receptionist:	No
Security:	No
Assessed Value:	\$6,908,200
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Leased Sq. Ft.:  
Available Sq. Ft.:  
Typical Floorplate: 20,970  
Rental Rate Range:

Maximum Available:  
Minimum Available:  
Units of Office Space: 17

Because of significant turnover and great variance in rental rates no numbers are provided above. Building has dual entry with vestibule, security system, directory at entrance and two elevators.

Building Contact: NuTerra 801.566.6653

# Union Park

6975 South Union Parkway



Campus: Yes  
Acreage: 3.38  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1990  
Building Sq. Ft.: 111,146  
Lease Sq. Ft.: 103,446  
Available Sq. Ft.: 7,700  
Floors: 6

Entry: Atrium  
Receptionist: No  
Security: No  
Assessed Value: \$13,269,471  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.: 103,446  
Available Sq. Ft.: 7,700  
Typical Floorplate: 20,970  
Rental Rate Range: \$20.75 - \$24.00

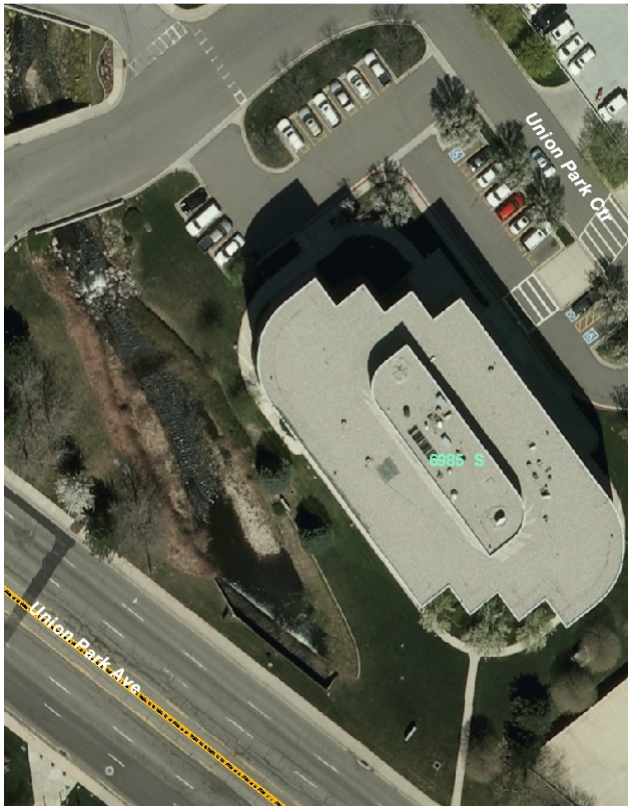
Maximum Available: 4,860  
Minimum Available: 2,840  
Units of Office Space: 16

This building is managed by Commerce CRG. It has dual entry with vestibule, security system, plants, directory, and two elevators.

Building Contact: Commerce CRG 801.401.3100

# Union Park

6985 South Union Parkway



Campus: Yes  
Acreage: 1.67  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1988  
Building Sq. Ft.: 106,616  
Lease Sq. Ft.:  
Available Sq. Ft.:  
Floors: 6

Entry: Atrium  
Receptionist: No  
Security: No  
Assessed Value: \$10,269,200  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.:  
Available Sq. Ft.:  
Typical Floorplate: 18,138  
Rental Rate Range:

Maximum Available:  
Minimum Available:  
Units of Office Space: 13

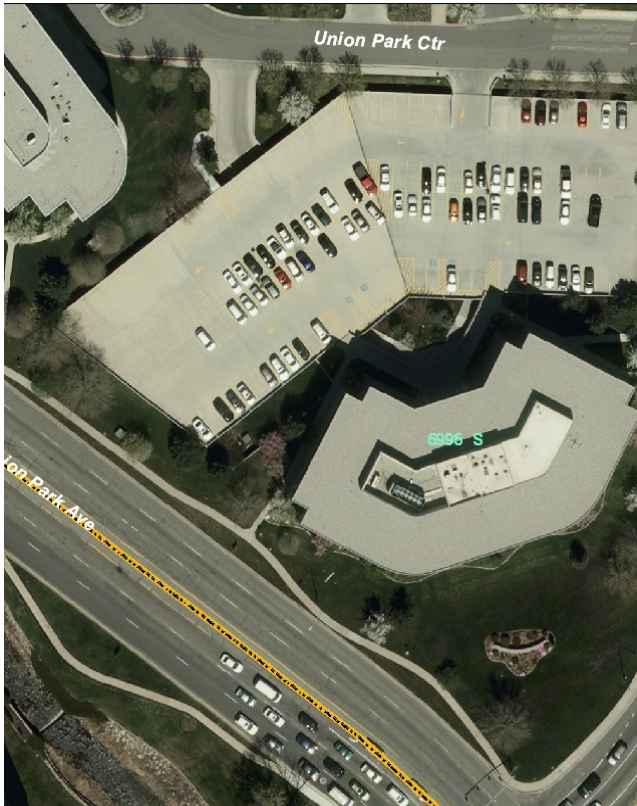
Building has entry seating, artwork, and three elevators. It is managed by Commerce Leasing and Management, all rental rates and occupancy statistics are available upon request. Lobby level space is currently available.

Building Contact: Commerce CRG 801.401.3100



# Union Park

6995 South Union Parkway



Campus: Yes  
Acreage: 2.75  
Parking: Structure  
Parking Ratio: 4/1000

Building Use: Commercial Office  
Year Built: 1993  
Building Sq. Ft.: 83,282  
Lease Sq. Ft.:  
Available Sq. Ft.:  
Floors: 6

Entry: Atrium  
Receptionist: No  
Security: No  
Assessed Value: \$9,069,100  
LEED Certified: No  
For Sale: No  
Update/Remodel: No

Leased Sq. Ft.:  
Available Sq. Ft.:  
Typical Floorplate: 13,880  
Rental Rate Range:

Maximum Available:  
Minimum Available:  
Units of Office Space: 20

Building has dual entry with vestibule, directory, artwork, plants, and two elevators. It is managed by Commerce Leasing and Management, all rental rates and occupancy statistics are available upon request. Two different spaces are available for rent on the lobby level.

Building Contact: NuTerra 801.566.6653